



**STATEMENT OF PROCEEDINGS
FOR THE SPECIAL MEETING OF THE
LOS ANGELES GRAND AVENUE AUTHORITY**



MEETING LOCATION:

KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET,
SYBIL BRAND COMMISSION CONFERENCE ROOM 372
LOS ANGELES, CALIFORNIA 90012

TELECONFERENCE LOCATIONS:

CITY OF LOS ANGELES – COUNCIL DISTRICT 14
BOYLE HEIGHTS FIELD OFFICE
2130 E. 1ST STREET
LOS ANGELES, CALIFORNIA 90033

LOS ANGELES COUNTY FIRE STATION NO. 44
1105 HIGHLAND AVENUE
DUARTE, CALIFORNIA 91010

HOTEL CASA ANTIGUA- LOBBY
5 DE MAYO NO. 206
OAXACA, MEXICO

MONDAY, SEPTEMBER 30, 2013

4:15 P.M.

AUDIO LINK FOR THE ENTIRE MEETING. (13-4681)

Attachments: [AUDIO](#)

Present: Chair Gloria Molina, Secretary William Fujioka, Vice Chair José Huizar and Director Steve Valenzuela

I. ADMINISTRATIVE MATTERS

1. Call to Order. (13-4550)

Chair Molina called to order the fifty-fourth meeting of the Los Angeles Grand Avenue Authority at 4:16 p.m., with a quorum of members present.

2. Approval of the September 23, 2013 regular meeting minutes. (13-4609)

On motion of Secretary Fujioka, seconded by Director Valenzuela, unanimously carried, this item was approved.

Attachments: [SUPPORTING DOCUMENT](#)

3. Opportunity for Members of the Public to Address the Authority Board on Listed Agenda Items. (13-4552)

No members of the public addressed the JPA Board.

4. Reconsider the action taken by the Board on Item No. 3 at its September 23, 2013 meeting, and approve and authorize execution of an extension which would amend as appropriate the May 13, 2013 Letter of Understanding Re: Term Sheet to extend dates and all of the other terms and conditions to remain substantially the same. (13-4611)

George Mhlsten, representative for Related, thanked the Authority for reconsidering the adoption of the proposed extension agreement and provided a letter on behalf of Related.

Patti Berman, President of the Downtown Los Angeles Neighborhood Council, spoke in support of Related to continue as the developer for the project and explained that Related has shown good faith by investing fifty million dollars in the project.

Russ Brown, Vice President of the Downtown Los Angeles Neighborhood Council, spoke in support of the proposed extension agreement.

Brady Westwater, Los Angeles City Resident, spoke in support of the proposed extension agreement and stated that Related has already proven their capability by creating Grand Park and currently The Broad Museum.

Carol Schatz, Central City Association, spoke in support of the proposed extension agreement and stated that this project is very important to the community and should not be delayed due to a conceptual design.

Ron Miller, representative for Los Angeles and Orange County Building Trades, spoke in support of the proposed extension agreement and explained that the project has created thousands of employment opportunities.

Deborah Kanter, representative for Eli Broad, The Broad, spoke in support of the proposed extension agreement. Ms. Kanter read a statement on behalf Eli Broad.

Ed Gutierrez, Policy Analyst, Los Angeles Alliance for a New Economy (LAANE), spoke in support of the proposed extension agreement and explained that continuing with the project will open numerous career opportunities for individuals in the construction and hospitality industry.

Rachel Torres, Research Analyst for Unite Here Local 11, spoke in support of the proposed extension agreement and explained that the project has provided many career opportunities in the community.

Simon Ha, Architect and Resident for the Downtown Los Angeles area, spoke in support of the proposed extension agreement and stated that curtailing the recent efforts the project has incurred would just add many years to the finalization of the project.

This Item was tabled for discussion after Closed Session Item No. 5.

Later in the meeting, after Agenda Item No. 5, Dawn McDivitt, Chief Executive Office (CEO), explained that this item is to reconsider the action taken at the Grand Avenue Authority meeting September 23, 2013 and approve and authorize the execution of the an extension which would amend the May 13, 2013 letter of understanding; the new extension dates are from September 30, 2013 to January 20, 2014.

Ms. McDivitt responded to questions posed by Director Valenzuela and clarified that the new extension period is defined to change from ending on September 30, 2013 to ending on January 20, 2014; all parties have agreed to review the conceptual design of Parcel Q and potential phasing; and revised concept plans must be submitted no later than November 25, 2013, with a possible draft due October 30, 2013. Ms. McDivitt stated the reason for the October 20, 2013 date was to encourage the Developer to submit draft plans for discussion purposes before the November 25, 2013 milestone date.

Helen Parker, County Counsel, clarified that the fee payment is now due at the time required environmental documents are approved and all parties have executed and delivered the DDA Amendment. Ms. Parker further clarified that minor changes and wording to design guidelines have been added; extension agreement language has been agreed upon by the Developer, Related.

Authority Board members reiterated the importance of completing the project in a timely manner and with the highest quality. The Chair stated that this extension would be the last extension granted and that the Authority was looking forward to a project of the highest quality.

On motion of Director Valenzuela, seconded by Vice Chair Huizar, and unanimously carried, the Authority Board took the following action:

1. Reconsidered and rescinded the action taken on item 3 at its meeting on September 23, 2013;
2. Approved and authorized the execution of the amended and reinstated letter of understanding dated September 30, 2013 granting extensions; and
3. Directed Authority staff to work with the Developer to identify a mutual advisor that will assist in facilitating negotiations on Parcel Q plans and documents addressed in the proposed agreement.

Ayes: 4 - Chair Gloria Molina, Secretary William Fujioka, Vice Chair José Huizar and Director Steve Valenzuela

II. CLOSED SESSION

5. NOTICE OF CLOSED SESSION: CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8

Property: Parcels Q, W-2, L and M-2 of the Bunker Hill Urban Renewal Project Area and the Park Parcel

JPA Real Property Negotiators: Alma Martinez, Michelle Cervera, Gerry Hertzberg, Richard Volpert, Dawn McDivitt, Thomas Webber, Diane Hvolka, Jenny Scanlin

Negotiating Parties: Grand Avenue L.A., LLC
Under Negotiation: Price and Terms of Payment. (13-4613)

Chair Molina referenced the above Notice of Closed Session.

The JPA Board recessed to Closed Session at 4:38 p.m.
The JPA Board reconvened the Grand Avenue Authority meeting at 4:55 p.m.

Authority Counsel, Helen Parker, advised that no reportable action was taken in Closed Session.

III. MISCELLANEOUS

6. Discussion of Future Agenda Items and Date of Next Meeting - Dawn McDivitt. (13-4553)

There were no future agenda items discussed. The next regular meeting is scheduled for October 28, 2013.

7. Adjournment. (13-4554)

There being no further business to discuss, Chair Molina adjourned the meeting at 5:02 p.m.